



Knutsford  
Mobberley Road

  
IRLAM  
*of Knutsford*

# Knutsford, WA16 8EP

## Mobberley Road

£299,950



### The Property

This well presented two-bedroom period terrace property has been sympathetically improved and maintained over the years by the current owner to now provide deceptively spacious and flexible living accommodation retaining many character features of the period. Particular mention must be made of the generous reception and bedroom accommodation, the refitted bathroom in a modern style as well as the fantastic potential to convert the cellar to living accommodation.

Located in a popular position, forming a row of similar properties in the heart of the town, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a gated front courtyard style garden laid mainly to flag, retained by dwarf brick wall and wrought iron fencing. To the rear is an enclosed, walled and gated courtyard garden with outbuildings providing ample storage.

### Directions

From Knutsford Train Station proceed south along Adams Hill, following the bend and then turn left in to Hollow Lane. Continue on to Mobberley Road and after a short distance the property can be found on the left-hand side.

- Charming period terrace property
- Situated in a popular location within a short walk of the town centre
- Spacious & flexible living accommodation
- Two double bedrooms
- Large bathroom
- Front and rear courtyards
- Basement & brick outbuildings at rear

**Postcode** – WA16 8EP

**EPC Rating** – D

**Local Authority** – Cheshire East

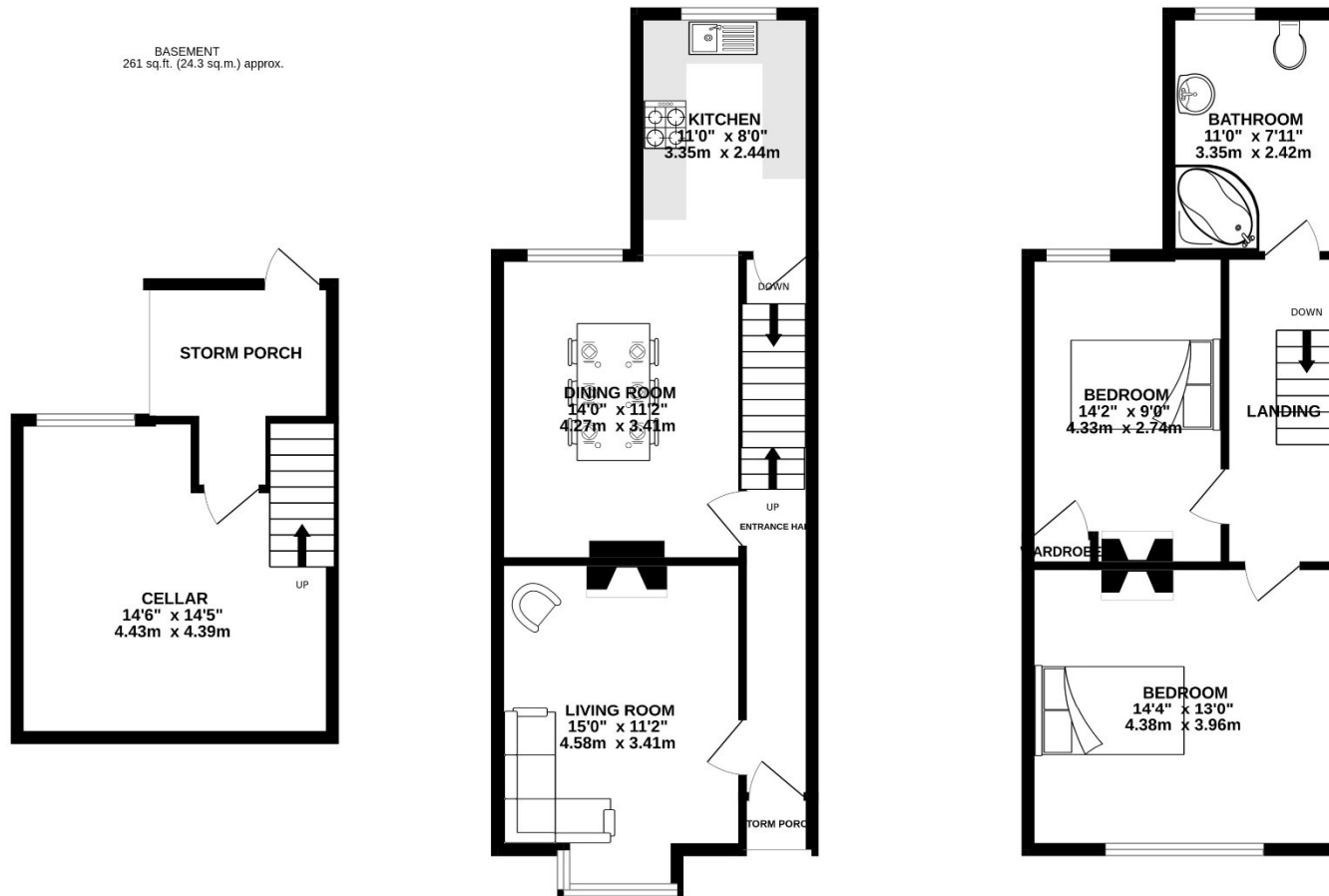
**Council Tax** – Band C



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

BASEMENT  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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